

**PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946**

## **OFFICIAL NOTIFICATION OF DECISION**

Ben Perich  
5812 Royal Oak Dr. NE  
Albuquerque, NM 87111

**Project# PR-2019-002309**  
**Application#**  
**MINOR\_PLT-2025-00016 PRELIMINARY/ FINAL**  
**PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TR 8 PLAT FOR WYMONT SUBDIVISION  
(BEING COMPRISED OF LOT1-A-1, LA  
MIRADA SUBDIVISION) CONT 1.2385 AC**  
zoned **MX-M**, located at **4311 WYOMING  
BLVD NE between LA MIRADA PL AND  
MONTGOMERY BLVD** containing  
approximately **1.2385** acre(s). **(G-19)**

On May 7, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to subdivide Tract 8 at 1.2385 acres in size into two tracts which would comprise of Tract 8-A (.05458 acres) and Tract 8-B (.6927 acres).
2. Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. This request complies with these criteria.
3. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.

4. Per 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided. The applicant shall provide the City a digital copy of the recorded plat.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
6. A Determination from the landscape buffer/zone requirements per Section 7, Table 7.2.29 of the DPM along the subject property was approved with this request.

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## CONDITIONS

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Final sign-off of the Plat by the DFT staff is conditioned as follows:

- a. The project and application numbers must be added to the Plat.
- b. Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- c. A note on the plat referencing the date and record of approval of the landscape buffer determination.
- d. Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MAY 23<sup>RD</sup>, 2025**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

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You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

*Brennon Williams*

[Brennon Williams \(May 12, 2025 17:21 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/am/jr

Consensus Planning / Jacqueline Fishman, 302 Eighth St. NW, Albuquerque, NM 87102

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Final Audit Report

2025-05-12

|                 |   |
|-----------------|---|
| Created:        | 2025-05-12                                  |
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